

TAXATION DISTRICT 002 TOWN OF BANGOR

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 004 TOWN OF BARRE

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	48,400	65,000	74.46	74.86	74.86	6.87	100.0	1.01
	IMPROVED	5	1,153,200	1,225,400	94.11	93.46	101.02	10.88	80.0	0.99
	TOTAL	7	1,201,600	1,290,400	93.12	88.14	92.39	15.25	57.1	0.95
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	48,400	65,000	74.46	74.86	74.86	6.87	100.0	1.01
	IMPROVED	5	1,153,200	1,225,400	94.11	93.46	101.02	10.88	80.0	0.99
	TOTAL	7	1,201,600	1,290,400	93.12	88.14	92.39	15.25	57.1	0.95

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	1	20.0	0	0.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	7	0	0.0	1	14.3	1	14.3	1.5	21.4	2.5	35.7	1	14.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	1	20.0	0	0.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	7	0	0.0	1	14.3	1	14.3	1.5	21.4	2.5	35.7	1	14.3	0	0.0	0	0.0

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TAXATION DISTRICT 006 TOWN OF BURNS
COUNTY 32 LA CROSSE
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	685,900	728,900	94.10	96.16	97.27	8.33	80.0	1.02
	TOTAL	5	685,900	728,900	94.10	96.16	97.27	8.33	80.0	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	685,900	728,900	94.10	96.16	97.27	8.33	80.0	1.02
	TOTAL	5	685,900	728,900	94.10	96.16	97.27	8.33	80.0	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE
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TAXATION DISTRICT 008 TOWN OF CAMPBELL

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	187,400	165,000	113.58	119.09	122.50	4.69	100.0	1.05
	IMPROVED	23	3,212,600	3,306,901	97.15	103.91	98.35	18.55	65.2	1.07
	TOTAL	26	3,400,000	3,471,901	97.93	105.66	100.38	18.35	61.5	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	77,100	120,000	64.25	64.25	64.25	0.00	100.0	1.00
	TOTAL	1	77,100	120,000	64.25	64.25	64.25	0.00	100.0	1.00
TOTAL	VACANT	3	187,400	165,000	113.58	119.09	122.50	4.69	100.0	1.05
	IMPROVED	24	3,289,700	3,426,901	96.00	102.26	97.65	19.36	62.5	1.07
	TOTAL	27	3,477,100	3,591,901	96.80	104.13	99.87	19.08	59.3	1.08

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	23	0	0.0	0	0.0	4	17.4	7.5	32.6	7.5	32.6	0	0.0	2	8.7	2	8.7
	TOTAL	26	0	0.0	0	0.0	4	15.4	9	34.6	7	26.9	3	11.5	1	3.9	2	7.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	24	0	0.0	1	4.2	4	16.7	7	29.2	8	33.3	0	0.0	2	8.3	2	8.3
	TOTAL	27	0	0.0	1	3.7	4	14.8	8.5	31.5	7.5	27.8	2	7.4	2	7.4	2	7.4

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WISCONSIN DEPARTMENT OF REVENUE
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TAXATION DISTRICT 010 TOWN OF FARMINGTON

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	2,400	14,000	17.14	17.14	17.14	0.00	100.0	1.00
	IMPROVED	4	487,800	551,900	88.39	101.19	78.76	36.11	75.0	1.14
	TOTAL	5	490,200	565,900	86.62	84.38	74.60	45.90	60.0	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	2,400	14,000	17.14	17.14	17.14	0.00	100.0	1.00
	IMPROVED	4	487,800	551,900	88.39	101.19	78.76	36.11	75.0	1.14
	TOTAL	5	490,200	565,900	86.62	84.38	74.60	45.90	60.0	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	5	1	20.0	0	0.0	0	0.0	1.5	30.0	1.5	30.0	0	0.0	0	0.0	1	20.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	5	1	20.0	0	0.0	0	0.0	1.5	30.0	1.5	30.0	0	0.0	0	0.0	1	20.0

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**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 012 TOWN OF GREENFIELD

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	69,700	119,500	58.33	65.23	65.23	56.17	0.0	1.12
	IMPROVED	8	1,571,700	1,575,100	99.78	102.84	98.47	7.21	87.5	1.03
	TOTAL	10	1,641,400	1,694,600	96.86	95.32	98.47	13.21	80.0	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	69,700	119,500	58.33	65.23	65.23	56.17	0.0	1.12
	IMPROVED	8	1,571,700	1,575,100	99.78	102.84	98.47	7.21	87.5	1.03
	TOTAL	10	1,641,400	1,694,600	96.86	95.32	98.47	13.21	80.0	0.98

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	3	37.5	0	0.0	1	12.5	0	0.0
	TOTAL	10	1	10.0	0	0.0	0	0.0	4	40.0	4	40.0	0	0.0	1	10.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	3	37.5	0	0.0	1	12.5	0	0.0
	TOTAL	10	1	10.0	0	0.0	0	0.0	4	40.0	4	40.0	0	0.0	1	10.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 014 TOWN OF HAMILTON
 COUNTY 32 LA CROSSE
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	22	4,267,600	4,478,710	95.29	97.20	97.41	16.46	59.1	1.02
	TOTAL	22	4,267,600	4,478,710	95.29	97.20	97.41	16.46	59.1	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	22	4,267,600	4,478,710	95.29	97.20	97.41	16.46	59.1	1.02
	TOTAL	22	4,267,600	4,478,710	95.29	97.20	97.41	16.46	59.1	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22	1	4.6	2	9.1	1	4.6	7	31.8	6	27.3	4	18.2	0	0.0	1	4.6
	TOTAL	22	1	4.6	2	9.1	1	4.6	7	31.8	6	27.3	4	18.2	0	0.0	1	4.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22	1	4.6	2	9.1	1	4.6	7	31.8	6	27.3	4	18.2	0	0.0	1	4.6
	TOTAL	22	1	4.6	2	9.1	1	4.6	7	31.8	6	27.3	4	18.2	0	0.0	1	4.6

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TAXATION DISTRICT 016 TOWN OF HOLLAND

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	17	412,300	693,802	59.43	70.94	70.33	24.90	29.4	1.19
	IMPROVED	31	5,518,600	6,044,500	91.30	92.65	89.89	8.85	74.2	1.01
	TOTAL	48	5,930,900	6,738,302	88.02	84.96	87.74	14.50	66.7	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	17	412,300	693,802	59.43	70.94	70.33	24.90	29.4	1.19
	IMPROVED	31	5,518,600	6,044,500	91.30	92.65	89.89	8.85	74.2	1.01
	TOTAL	48	5,930,900	6,738,302	88.02	84.96	87.74	14.50	66.7	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	17	1	5.9	2	11.8	2	11.8	3.5	20.6	1.5	8.8	4	23.5	3	17.7	0	0.0
	IMPROVED	31	0	0.0	0	0.0	1	3.2	14.5	46.8	8.5	27.4	6	19.4	1	3.2	0	0.0
	TOTAL	48	3	6.3	3	6.3	3	6.3	15	31.3	17	35.4	6	12.5	1	2.1	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	17	1	5.9	2	11.8	2	11.8	3.5	20.6	1.5	8.8	4	23.5	3	17.7	0	0.0
	IMPROVED	31	0	0.0	0	0.0	1	3.2	14.5	46.8	8.5	27.4	6	19.4	1	3.2	0	0.0
	TOTAL	48	3	6.3	3	6.3	3	6.3	15	31.3	17	35.4	6	12.5	1	2.1	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 018 TOWN OF MEDARY

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	167,200	166,800	100.24	103.40	108.33	11.76	66.7	1.03
	IMPROVED	11	2,278,000	2,173,900	104.79	104.62	100.52	7.34	72.7	1.00
	TOTAL	14	2,445,200	2,340,700	104.46	104.36	102.75	8.84	71.4	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	167,200	166,800	100.24	103.40	108.33	11.76	66.7	1.03
	IMPROVED	11	2,278,000	2,173,900	104.79	104.62	100.52	7.34	72.7	1.00
	TOTAL	14	2,445,200	2,340,700	104.46	104.36	102.75	8.84	71.4	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	0	0.0	0	0.0	5.5	50.0	2.5	22.7	3	27.3	0	0.0	0	0.0
	TOTAL	14	0	0.0	0	0.0	1	7.1	6	42.9	4	28.6	3	21.4	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	0	0.0	0	0.0	5.5	50.0	2.5	22.7	3	27.3	0	0.0	0	0.0
	TOTAL	14	0	0.0	0	0.0	1	7.1	6	42.9	4	28.6	3	21.4	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 020 TOWN OF ONALASKA
 COUNTY 32 LA CROSSE
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	8	165,800	214,000	77.48	88.99	97.50	30.52	37.5	1.15
	IMPROVED	43	7,094,800	7,623,000	93.07	96.81	93.15	15.74	67.4	1.04
	TOTAL	51	7,260,600	7,837,000	92.65	95.59	93.46	18.29	62.8	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	766,000	855,000	89.59	83.39	83.39	14.30	100.0	0.93
	TOTAL	2	766,000	855,000	89.59	83.39	83.39	14.30	100.0	0.93
TOTAL	VACANT	8	165,800	214,000	77.48	88.99	97.50	30.52	37.5	1.15
	IMPROVED	45	7,860,800	8,478,000	92.72	96.21	93.15	15.61	66.7	1.04
	TOTAL	53	8,026,600	8,692,000	92.34	95.12	93.46	18.08	62.3	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	8		1	12.5	1	12.5	0	0.0	2	25.0	1	12.5	2	25.0	1	12.5
	IMPROVED	43		0	0.0	2	4.7	5	11.6	14.5	33.7	3	7.0	3	7.0	1	2.3
	TOTAL	51		1	2.0	3	5.9	5	9.8	16.5	32.4	5	9.8	4	7.8	1	2.0
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2		0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0
	TOTAL	2		0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	8		1	12.5	1	12.5	0	0.0	2	25.0	1	12.5	2	25.0	1	12.5
	IMPROVED	45		0	0.0	2	4.4	6	13.3	14.5	32.2	15.5	34.4	3	6.7	3	6.7
	TOTAL	53		1	1.9	3	5.7	6	11.3	16.5	31.1	16.5	31.1	5	9.4	4	7.6

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TAXATION DISTRICT 022 TOWN OF SHELBY
 COUNTY 32 LA CROSSE
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	118,000	121,500	97.12	101.47	101.28	9.68	50.0	1.04
	IMPROVED	31	5,752,300	5,721,789	100.53	102.77	98.24	13.05	74.2	1.02
	TOTAL	35	5,870,300	5,843,289	100.46	102.62	98.98	12.68	71.4	1.02
2 - COMMERCIAL	VACANT	1	25,000	25,000	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	25,000	25,000	100.00	100.00	100.00	0.00	100.0	1.00
TOTAL	VACANT	5	143,000	146,500	97.61	101.18	100.00	7.85	60.0	1.04
	IMPROVED	31	5,752,300	5,721,789	100.53	102.77	98.24	13.05	74.2	1.02
	TOTAL	36	5,895,300	5,868,289	100.46	102.55	99.35	12.31	72.2	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	31	0	0.0	0	0.0	0	0.0	15.5	50.0	7.5	24.2	6	19.4	0	0.0	2	6.5
	TOTAL	35	0	0.0	0	0.0	1	2.9	16.5	47.1	8.5	24.3	7	20.0	0	0.0	2	5.7
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	IMPROVED	31	0	0.0	0	0.0	0	0.0	15.5	50.0	7.5	24.2	6	19.4	0	0.0	2	6.5
	TOTAL	36	0	0.0	0	0.0	2	5.6	16	44.4	10	27.8	6	16.7	0	0.0	2	5.6

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 024 TOWN OF WASHINGTON

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	88,500	96,000	92.19	92.19	92.19	0.00	100.0	1.00
	TOTAL	1	88,500	96,000	92.19	92.19	92.19	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	88,500	96,000	92.19	92.19	92.19	0.00	100.0	1.00
	TOTAL	1	88,500	96,000	92.19	92.19	92.19	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 106 VILLAGE OF BANGOR
COUNTY 32 LA CROSSE
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	42,600	43,800	97.26	97.26	97.26	1.88	100.0	1.00
	IMPROVED	14	1,796,100	1,824,830	98.43	98.09	95.84	7.75	85.7	1.00
	TOTAL	16	1,838,700	1,868,630	98.40	97.99	95.84	7.02	87.5	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	42,600	43,800	97.26	97.26	97.26	1.88	100.0	1.00
	IMPROVED	14	1,796,100	1,824,830	98.43	98.09	95.84	7.75	85.7	1.00
	TOTAL	16	1,838,700	1,868,630	98.40	97.99	95.84	7.02	87.5	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	0	0.0	7	50.0	5	35.7	1	7.1	1	7.1	0	0.0
	TOTAL	16	0	0.0	0	0.0	0	0.0	8	50.0	6	37.5	1	6.3	1	6.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	0	0.0	7	50.0	5	35.7	1	7.1	1	7.1	0	0.0
	TOTAL	16	0	0.0	0	0.0	0	0.0	8	50.0	6	37.5	1	6.3	1	6.3	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 136 VILLAGE OF HOLMEN
 COUNTY 32 LA CROSSE
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	6	359,100	328,900	109.18	103.15	102.09	13.55	50.0	0.94
	IMPROVED	83	13,586,700	13,749,600	98.82	98.98	98.69	6.93	90.4	1.00
	TOTAL	89	13,945,800	14,078,500	99.06	99.26	98.69	7.41	87.6	1.00
2 - COMMERCIAL	VACANT	1	53,000	50,000	106.00	106.00	106.00	0.00	100.0	1.00
	IMPROVED	6	1,094,400	1,107,500	98.82	91.70	93.47	10.92	66.7	0.93
	TOTAL	7	1,147,400	1,157,500	99.13	93.74	94.00	11.13	71.4	0.95
TOTAL	VACANT	7	412,100	378,900	108.76	103.55	106.00	11.19	71.4	0.95
	IMPROVED	89	14,681,100	14,857,100	98.82	98.49	98.12	7.30	89.9	1.00
	TOTAL	96	15,093,200	15,236,000	99.06	98.86	98.41	7.71	87.5	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	6	0	0.0	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	0	0.0	0	0.0
	IMPROVED	83	0	0.0	0	0.0	4	4.8	37.5	45.2	37.5	45.2	2	2.4	2	2.4	0	0.0
	TOTAL	89	0	0.0	0	0.0	5	5.6	39.5	44.4	38.5	43.3	4	4.5	2	2.3	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0
	TOTAL	7	0	0.0	1	14.3	0	0.0	2.5	35.7	2.5	35.7	1	14.3	0	0.0	0	0.0
TOTAL	VACANT	7	0	0.0	0	0.0	1	14.3	2.5	35.7	2.5	35.7	1	14.3	0	0.0	0	0.0
	IMPROVED	89	0	0.0	1	1.1	4	4.5	39.5	44.4	40.5	45.5	2	2.3	2	2.3	0	0.0
	TOTAL	96	0	0.0	1	1.0	5	5.2	42	43.8	42	43.8	4	4.2	2	2.1	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 176 VILLAGE OF ROCKLAND

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	397,900	392,900	101.27	101.25	100.80	0.70	100.0	1.00
	TOTAL	3	397,900	392,900	101.27	101.25	100.80	0.70	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	397,900	392,900	101.27	101.25	100.80	0.70	100.0	1.00
	TOTAL	3	397,900	392,900	101.27	101.25	100.80	0.70	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 191 VILLAGE OF WEST SALEM
 COUNTY 32 LA CROSSE
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	13	606,500	753,350	80.51	81.07	81.19	11.82	76.9	1.01
	IMPROVED	42	6,979,500	7,431,000	93.92	95.51	95.61	11.57	71.4	1.02
	TOTAL	55	7,586,000	8,184,350	92.69	92.10	92.80	12.49	72.7	0.99
2 - COMMERCIAL	VACANT	1	160,000	260,000	61.54	61.54	61.54	0.00	100.0	1.00
	IMPROVED	8	1,269,300	1,428,100	88.88	89.91	87.43	18.87	25.0	1.01
	TOTAL	9	1,429,300	1,688,100	84.67	86.76	86.32	20.18	22.2	1.02
TOTAL	VACANT	14	766,500	1,013,350	75.64	79.68	80.67	12.78	57.1	1.05
	IMPROVED	50	8,248,800	8,859,100	93.11	94.62	94.63	12.90	68.0	1.02
	TOTAL	64	9,015,300	9,872,450	91.32	91.35	92.07	13.72	67.2	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	13	0	0.0	1	7.7	1	7.7	4.5	34.6	5.5	42.3	1	7.7	0	0.0	0	0.0
	IMPROVED	42	0	0.0	1	2.4	6	14.3	14	33.3	16	38.1	3	7.1	1	2.4	1	2.4
	TOTAL	55	0	0.0	3	5.5	6	10.9	18.5	33.6	21.5	39.1	3	5.5	2	3.6	1	1.8
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	3	37.5	1	12.5	1	12.5	2	25.0	1	12.5	0	0.0
	TOTAL	9	0	0.0	0	0.0	4	44.4	.5	5.6	1.5	16.7	2	22.2	1	11.1	0	0.0
TOTAL	VACANT	14	0	0.0	1	7.1	2	14.3	4	28.6	4	28.6	3	21.4	0	0.0	0	0.0
	IMPROVED	50	0	0.0	1	2.0	8	16.0	16	32.0	18	36.0	4	8.0	2	4.0	1	2.0
	TOTAL	64	0	0.0	4	6.3	9	14.1	19	29.7	24	37.5	4	6.3	3	4.7	1	1.6

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 246 CITY OF LA CROSSE

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	8	309,500	318,000	97.33	91.99	90.47	20.94	37.5	0.95
	IMPROVED	435	54,740,200	55,889,476	97.94	104.86	98.76	18.64	61.4	1.07
	TOTAL	443	55,049,700	56,207,476	97.94	104.63	98.69	18.69	61.2	1.07
2 - COMMERCIAL	VACANT	2	105,900	132,500	79.92	83.05	83.05	15.35	0.0	1.04
	IMPROVED	39	14,542,700	17,915,464	81.17	100.62	98.62	22.42	41.0	1.24
	TOTAL	41	14,648,600	18,047,964	81.16	99.77	95.80	22.68	46.3	1.23
TOTAL	VACANT	10	415,400	450,500	92.21	90.20	90.47	19.57	40.0	0.98
	IMPROVED	474	69,282,900	73,804,940	93.87	104.51	98.73	18.96	59.9	1.11
	TOTAL	484	69,698,300	74,255,440	93.86	104.22	98.59	19.00	59.7	1.11

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	8	0	0.0	0	0.0	3	37.5	1	12.5	2	25.0	1	12.5	0	0.0	1	12.5
	IMPROVED	435	1	0.2	8	1.8	64	14.7	144.5	33.2	122.5	28.2	38	8.7	16	3.7	41	9.4
	TOTAL	443	1	0.2	10	2.3	64	14.5	146.5	33.1	124.5	28.1	38	8.6	18	4.1	41	9.3
2 - COMMERCIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	39	1	2.6	2	5.1	10	25.6	6.5	16.7	9.5	24.4	5	12.8	3	7.7	2	5.1
	TOTAL	41	1	2.4	1	2.4	9	22.0	9.5	23.2	9.5	23.2	6	14.6	2	4.9	3	7.3
TOTAL	VACANT	10	0	0.0	0	0.0	4	40.0	1	10.0	3	30.0	1	10.0	0	0.0	1	10.0
	IMPROVED	474	2	0.4	10	2.1	73	15.4	152	32.1	132	27.9	42	8.9	20	4.2	43	9.1
	TOTAL	484	2	0.4	11	2.3	75	15.5	154	31.8	135	27.9	42	8.7	22	4.6	43	8.9

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 265 CITY OF ONALASKA

COUNTY 32 LA CROSSE

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	22	965,300	1,230,065	78.48	76.62	77.36	18.82	59.1	0.98
	IMPROVED	161	32,858,600	32,773,175	100.26	99.61	99.23	10.08	78.3	0.99
	TOTAL	183	33,823,900	34,003,240	99.47	96.84	97.96	12.19	73.8	0.97
2 - COMMERCIAL	VACANT	3	681,000	1,053,800	64.62	71.23	64.36	16.27	66.7	1.10
	IMPROVED	7	5,211,000	5,212,500	99.97	80.86	74.85	23.25	42.9	0.81
	TOTAL	10	5,892,000	6,266,300	94.03	77.97	71.11	23.03	30.0	0.83
TOTAL	VACANT	25	1,646,300	2,283,865	72.08	75.97	76.72	18.98	52.0	1.05
	IMPROVED	168	38,069,600	37,985,675	100.22	98.82	99.00	10.79	76.8	0.99
	TOTAL	193	39,715,900	40,269,540	98.63	95.86	97.17	13.02	70.5	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	22		1	4.6	1	4.6	2	9.1	7	31.8	6	27.3	3	13.6	1	4.6
	IMPROVED	161		0	0.0	3	1.9	15	9.3	62.5	38.8	63.5	39.5	12	7.5	3	1.9
	TOTAL	183		2	1.1	6	3.3	20	10.9	63.5	34.7	71.5	39.1	14	7.7	4	2.2
2 - COMMERCIAL	VACANT	3		0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3
	IMPROVED	7		0	0.0	0	0.0	2	28.6	1.5	21.4	1.5	21.4	1	14.3	0	0.0
	TOTAL	10		0	0.0	0	0.0	3	30.0	2	20.0	1	10.0	2	20.0	1	10.0
TOTAL	VACANT	25		1	4.0	1	4.0	4	16.0	6.5	26.0	6.5	26.0	3	12.0	1	4.0
	IMPROVED	168		0	0.0	6	3.6	14	8.3	64	38.1	65	38.7	14	8.3	3	1.8
	TOTAL	193		2	1.0	11	5.7	21	10.9	62.5	32.4	73.5	38.1	16	8.3	5	2.6